



September 5, 2003  
Supersedes notice dated  
August 15, 2002

## If you are engaged in building cleaning and maintenance . . .

since **October 1, 2002**, you have been a retailer and the gross receipts (charges) from providing building cleaning and maintenance services are subject to sales tax.

Retailers providing building cleaning and maintenance services must hold a Nebraska sales and use tax permit and collect the Nebraska and applicable local option sales tax on charges for these services performed in Nebraska. If you need a permit, please refer to the paragraph below titled "Retailer's responsibilities."

**Building cleaning and maintenance services** include both interior and exterior cleaning of commercial and residential buildings, homes, apartments, outbuildings, and agricultural buildings. Examples of taxable building cleaning and maintenance services include, but are not limited to:

- ◆ Building siding cleaning;
- ◆ Ceiling tile cleaning;
- ◆ Elevator cleaning;
- ◆ Carpet, floor, appliance or furniture cleaning, vacuuming, dusting, polishing or waxing;
- ◆ Furnace, duct, or chimney cleaning;
- ◆ Gutter cleaning;
- ◆ Home and office cleaning;
- ◆ Janitorial or maid services;
- ◆ Lighting maintenance (bulb replacement and cleaning);
- ◆ Sewer and drain cleaning;
- ◆ Parking ramp or garage cleaning;
- ◆ Restroom cleaning, deodorizing and sanitizing;
- ◆ Sandblasting or power washing exteriors of buildings;
- ◆ Service station cleaning and degreasing;
- ◆ Smoke odor counteracting;
- ◆ Indoor swimming pool and sauna cleaning;
- ◆ On-site window blind or drapery cleaning;
- ◆ Window washing, interior and exterior;
- ◆ Wall and woodwork cleaning; and
- ◆ Water removal (flood or fire damage).



Building cleaning and maintenance services do not include the following:

- ◆ Insulation or asbestos removal;
- ◆ Cleaning underground tanks;
- ◆ Outdoor swimming pool and sauna cleaning;
- ◆ Septic tank cleaning;
- ◆ Maintenance of outdoor surface parking lots and outdoor open mall areas;
- ◆ Snow plowing and removal; and
- ◆ Lawn mowing and yard clean-up.

**Repair labor.** Beginning October 1, 2003, charges for labor to repair real property or fixtures, such as furnaces or water heaters, are taxable. Please review our notice titled "**New Sales Tax Laws Affecting Contractors**" on our Web site.

**Equipment, materials, and supplies.** Building cleaning and maintenance service providers must pay sales or use tax on all purchases of materials, equipment, and supplies used to provide their cleaning and maintenance services.

**Property management companies.** Property management companies are the consumers of building cleaning and maintenance services which they contract out to third parties. The total amount paid by a property management company to a retailer providing building cleaning and maintenance services is taxable. The amount charged by the property management company to the owner of the building is not taxable.

**Building cleaning and maintenance service contracts.** The sale of building cleaning and maintenance service contracts are taxable. If you are a contractor who cleans, maintains, or repairs air conditioners, furnaces, and other fixtures, please review our notice titled “**New Sales Tax Laws Affecting Contractors.**”

**Building cleaning and maintenance services performed by an employee** for his or her employer in the regular course of business, within the scope of the employee’s duties, and for which the employee is paid a wage or salary are not taxable.

**Local sales tax.** Local sales tax must be collected at the rate in effect at the location where the building cleaning and maintenance service is provided.

**Retailer’s responsibilities.** Retailers have certain administrative responsibilities for collecting and remitting sales tax. These responsibilities are summarized in our Information Guide titled “**Nebraska and Local Sales Tax,**” available on our Web site at: [www.revenue.state.ne.us](http://www.revenue.state.ne.us) or call 800-742-7474 (toll free in Nebraska and Iowa) or 402-471-5729 if you are calling from outside of Nebraska or Iowa.